

Matthew Wiltshire

5329 2500

0487000873

mwiltshire@hockingstuart.com.au

Indicative Selling Price

\$330,000

Median House Price

Year ending June 2017: \$722,000


 2
  1
  1
Rooms:**Property Type:** Apartment

Agent Comments

Located within 150 metres from Lake Wendouree, the City Oval, Sturt Street, ACU & Ballarat's Hospital precinct, you couldn't dream of a better location. Tastefully renovated from 'head to toe' this premier apartment will suit an array of buyers. Whether you are looking for an Air BnB, a sound investment, or a lifestyle in Ballarat's most sought after area, 6/1314 Mair Street is the one for you. Consisting of 2 generous bedrooms (Wall to wall BIR's), Light filled living (Mair Street facing), smartly renovated Kitchen & Bathroom, European laundry and single carport for secure parking.

Comparable Properties

**1/8 Lake St LAKE WENDOUREE 3350 (VG)**

Agent Comments

 2
  -
  -
Price: \$388,000**Method:** Sale**Date:** 18/06/2016**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**1530c Sturt St LAKE WENDOUREE 3350 (REI)**

Agent Comments

 2
  1
  1
Price: \$380,000**Method:** Private Sale**Date:** 08/04/2016**Rooms:** 3**Property Type:** Unit**1/7 Martin Av LAKE WENDOUREE 3350 (REI/VG)**

Agent Comments

 2
  1
  1
Price: \$355,000**Method:** Private Sale**Date:** 29/01/2016**Rooms:** 3**Property Type:** Unit

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6/1314 Mair Street, Lake Wendouree Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$330,000

Median sale price

Median price \$722,000

House X

Suburb or locality Lake Wendouree

Period - From 01/07/2016

to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/8 Lake St LAKE WENDOUREE 3350	\$388,000	18/06/2016
1530c Sturt St LAKE WENDOUREE 3350	\$380,000	08/04/2016
1/7 Martin Av LAKE WENDOUREE 3350	\$355,000	29/01/2016